

Wellow Parish Council

BATHAVON SOUTH WARD, BATH & NORTH-EAST SOMERSET

MINUTES OF THE MEETING of Wellow Parish Council held at 8.00pm on Tuesday 7 June 2016 in Wellow Village Hall

Present: Councillors D. Wright (Chair), D. Clarkson (Vice-chair), H. Andrews, S. Betts, P. Caudle, J. Handel

In attendance: Ward Councillor N. Butters, R. Campbell (Clerk), 18 members of the public.

PUBLIC PARTICI PATION

- Nick Morley spoke about, showed sketches of and answered questions on development proposals for land between Farm Lane and Bath Hill, adjacent to Manor Close. This was a big but relatively narrow and restricted site, of 4 hectares. Proposals were for 10 houses, a mix of 2, 3 and 4-bed, in traditional style in keeping with the village. Four affordable houses were included, which was in excess of planning requirements. B & NES had told Mr. Morley there was a need for affordable housing in Wellow.
- Roy Williams said Farm Lane is Green Belt land. B& NES had said they had no intention of moving the boundary. When two barns were allowed adjacent to this site, the stipulation was that all farm buildings would eventually have to be returned to green belt. The far lane was very narrow.
- Nick Morley said the proposal was for one-way traffic through the development.

Cllr Clarkson said there should be a village consultation. The site was washed over by the Green Belt. If this and proposals elsewhere came about, the population of the village would increase by about 100. The Parish Plan did not say development of this sort was wanted and it would be up to the developer to prove need.

- Richard Holland said the parish plan was 10 years old and demographics had changed. Consultation would be a good idea. Meeting current housing needs depended on all communities allowing small developments. This was a better way than building new towns.
- Nick Morley agreed that consultation, of which this was part, was needed. The proposal would not be forced if it was not wanted. He would clarify his conversation with B & NES about the need for affordable housing.
- Lee Wright, agent from Point Cloud Consulting, spoke to planning application 16.02151.FUL Parcel 3573, Bath Hill, Wellow. There was extant consent for a substantial farmhouse, foundations for which had been laid in 2008. Revisiting the site, two options presented themselves.
 - 1) Build as approved and do bed and breakfast.
 - 2) The current proposal, for a more modest farmhouse with six small holiday lets – self-contained or B & B – on the same footprint. The holiday lets would be single storey, keeping the development low on the hill, so reducing visual impact. The lets would provide extra footfall in the village..

The Chairman thanked the speakers, closed Public Participation and opened the Parish Council meeting.

16.081 Apologies

Apologies were received and accepted from Cllr Chivers (away) and Cllr Hartigan (flight delayed).

16.082 **Interests**

Cllr Clarkson declared a non-pecuniary interest in relation to planning item 16.02444.FUL Wellow Playing Field, as Chair of the Pavilion Committee.

16.083 **Vacancy**

An election had not been requested. No expression of interest in being co-opted had been received prior to the meeting. Two possible expressions of interest were noted at the meeting. To be a July agenda item.

16.084 **Meeting day**

RESOLVED (proposed Cllr Andrews, 2nd Cllr Caudle, unanimous) to change the meeting day to the third Monday of the month, starting from September.

16.085 **Minutes**

The minutes of the Annual Parish Council meeting of 3 May 2016 were approved as a true record and signed by the Chair.

The minutes of the Annual Parish Meeting of 3 May 2016 were not yet available.

16.086 **Clerk's report**

- 16.067 The pizza van was operating very successfully from Wellow Village Hall car park
- 16.072 (iii) Notices had appeared in Parish Post and the Parish Newsletter urging people to clear up after their dog and to keep it on a lead when on the Playing Field
- 16.075 (iii) Insurance had been renewed with AON. There was no additional cost for including the defibrillator and case.

Other items appear in the agenda

It was noted that the national pay scale for clerks had increased by 1%, backdated to 1 April 2016

16.087 **Planning**

(i) Applications

16.01855.FUL 1 West End Cottages High Street Wellow BA2 8QD

Proposal: External cladding to rear extension, replacement windows and addition of 1 metre high metal railing across front retaining wall of property.

Cllr Caudle's report had been distributed.

RESOLVED (proposed Cllr Caudle, 2nd Cllr Andrews, unanimous) to **support**

16.02124.FUL West End House High Street Wellow Bath BA2 8QD

Proposal: Erection of single storey rear extension.

Cllr Caudle's report had been distributed.

RESOLVED (proposed Cllr Caudle, 2nd Cllr Andrews, unanimous) to support

16.02219.FUL Hillscroft Bull's Hill BA2 8QS

Proposal: Provision of driveway and parking area in garden, alterations to existing house to include glazed canopy on front elevation, garage doors changed to windows and dormer window and roof light on rear roof slope.

Cllr Clarkson summarized her report, which had been distributed. She considered that the topography of the site suited this proposal better than a previous one. There would be less visual impact. It was noted that the existing garage was no longer in use, as stipulated in the previous permission.

RESOLVED (proposed Cllr Clarkson, 2nd Cllr Caudle, two abstentions) to **support** the application on condition that there was no further development.

16.02151.FUL Parcel 3573 Bath Hill Wellow Bath

Proposal: Erection of a two-storey farmhouse (with agricultural tie) and 6 no. attached single-storey holiday accommodation units.

Cllr Caudle said that the application had been described during public participation. Consent for a larger family farmhouse existed. An amended plan to show that the access was parallel to, not on, the right of way should be produced. The application supported farm diversification. The house would have an agricultural tie.

RESOLVED (proposed Cllr Caudle, 2nd Cllr Andrews, unanimous) to **support**

16.02564.TCA Box Bush Cottage High Street BA2 8QA

Proposal: 1x Conifer (T1) - fell to ground level

Case Officer: Jane Brewer

RESOLVED (proposed Cllr Clarkson, 2nd Cllr Caudle, unanimous) to **leave to the planning officer**.

16.02444.FUL Wellow Playing Field High Street Wellow Bath

Proposal: Erection of a pavilion building. Applicant: Wellow Parish Council
Councillors supported their own application which, it was noted, is in line with consultation feedback.

(ii) Enforcement

14.00806.UNAUTH - Parcel 4677, Dunkerton Hill (Peasedown Community Farm)

Two enforcement notices had been issued on 6 May 2016 to deal with breaches of planning control at this site.

(iii) Updates

16.01859/TCA Elmlea, Railway Lane Wellow Bath BA2 8QG

Proposal: 1x Cupressocyparis Leylandii 'Castlewellan' - remove. 1x Rowan – remove. Decision: **no objection**

15/05562/FUL Little Horse Croft Farm, Ford Rd, Wellow

Proposal: Erection of agricultural barn and associated hard-standing for the storage of machinery, hay, straw and animal feed (Regularisation).

Decision: **approval**

A letter (prepared by Cllr Clarkson) had been sent, pointing out incorrect and misleading content in the Delegated Report and asking for a review. A disappointing, if thorough, reply had been received that day from Chair of the Development Management Committee, Cllr Sally Davis, admitting to the confusion of baarns by the planning officer.

Cllr Clarkson said that

Planning permission

- A close eye would be kept on the condition that wildlife and planting have to be substantially carried out in 12 months from now.
- Logs had been seen on the hardstanding area which has to be kept clear.

Letter

- The environmental health investigation is now closed, though the enforcement officer had previously said it was only suspended during the regularisation planning application

- She did not think the question about the provenance of logs had been answered

General

- The noise measuring equipment supplied to Cllr Hartigan by B& NES had not worked.

Cllr Wright said there were material errors. It was agreed to write a further letter to Cllr Davis and copy it to Lisa Barnett.

Ward Cllr Butters said any letter would have to be sent quickly. The Parish Council should pursue points it was unhappy with, though it was likely the planning lawyer would have reviewed the reply sent.

(iv) Pre-application Bubblers Dytch

Plans had been made available. The Parish Council would respond when an application was received.

16.088 **Play Park and Playing Field**

(i) Life's a Dream Councillors approved a letter to be sent to neighbours before the event, to be distributed by Cllr Clarkson.

(ii) Lease Questions on the plan, sent that day by the solicitor, to be answered by Cllr Caudle and the Clerk, after which the lease was expected in short order.

(iii) Drainage A drainage plan from IMA Consulting, but no costing, had been received. Mr Chris Wordsworth to be asked to come and provide further information at the July meeting.

(iv) Playground repairs

RESOLVED (Proposed Cllr Handel, 2nd Cllr Andrews, unanimous) to accept MC Renovations' revised quotation of £509.30, dated 19.5.16, for repairs to playground equipment.

RESOLVED (proposed Cllr Caulde, 2nd Cllr Betts, unanimous) to make a virement of £340 from earmarked reserve 'Repairs to Parish Council Assets' to budget 2016/17 'Repairs'.

£170 has been raised by villagers to fund the balance.

A working party to carry out self-help repairs, organized by Rachel Kotchie, had been scheduled for 18 June. The playground might have to be closed that morning. The Chair thanked Mrs Kotchie.

16.089 **Village Hall and Drive**

(i) Provision of disabled toilets Cllr Betts (Chair of the Village Hall Committee) circulated a plan of the proposals. The Committee hoped to have the work done during the first three weeks of August at a cost of £5-6K. The location of the ladies and gents' toilets would be switched.

The next project would be to improve the heating.

Councillors welcomed the proposals.

(ii) New lights for the drive Cllr Betts showed pictures of sample proposed lighting. The Village Hall committee hoped that WPC, as owners of the drive, would share the cost. Cllr Betts will send the Clerk proposals to include in the July agenda.

16.090 **Defibrillator and phone box**

The defibrillator had now been placed in the cabinet. It was agreed to get three new keys cut. Cllr Handel will produce instructions for use and circulate

information. A sign to be posted saying that the cabinet was alarmed.

16.091 Maintenance

- (i) The Clerk will take pictures of overhanging vegetation at the bus stop area opposite Holmlea and also outside Bubblers Dytch and ask B&NES or the landowner, as appropriate, to clear.
- (ii) The bench near St Julian's Church to be removed as it is now unsafe. Richard Holland was thanked for offering to do this. Villagers and local organisations to be asked via Parish Post if they would like to contribute to a new bench to mark the Queen's 90th birthday. The PC to decide on its own contribution in July.
- (iii) The Clerk to ask suggested villagers if they would cut the Church grass while Andy Elvin is unable to do so.

16.092 Finance

- (i) A Month 2 financial statement was distributed.
Protocols to enable online banking are to be checked.
- (ii) Consideration of updated Financial Regulations was postponed to July.
- (iii) **RESOLVED** (proposed Cllr Clarkson, 2nd Cllr Caudle, unanimous) to pay the following:

	Leozamp & Co – install defibrillator cabinet	150.00
	Greensward Sports Consultancy – release of retention monies, maintenance May (final month of contract)	1,626.91
	R. Campbell – refund cost of insurance premium 2016/17	389.41
	S. Cole – Street Sweeper's wages	273.60
	R. Campbell – Clerk's salary May and backdate 1% increase to 1/4/16	298.96
	J. Handel – refund paid to Selles Medical Ltd (defibrillator sundries)	5.88
	J. Handel – refund paid to SL Gardening (churchyard grass)	45.00
	C. Wordsworth – refund planning application fee 16.02444.FUL Wellow Playing Field pavilion	192.50

16.093 Highways

- (i) B&NES Highways to be asked again to patch Wellow Lane Eastwards from Double Hill.
- (ii) The night-time racers had disappeared from Wellow Car Park after a well-timed word from a resident
The track to the car park is again becoming rutted. B & NES to be asked to do a proper job, as previously outlined to them by Richard Holland.

16.094 Rights of Way

Work on removing some and rehanging other gates on footpath BA23/22 (the continuation of the Hayes track through three fields to Shoscombe) had been completed.

16.095 The Queen's 90th birthday

There would be a peal of bells and a flower festival in the Church.

16.096 **Correspondence and Reports**

(i) Correspondence received since the last Parish Council meeting was noted. No actions were identified.

(ii) There were no miscellaneous reports or information

16.097 **Meetings**

The date of the next Parish Council meeting was confirmed as Tuesday 5 July 2016 in Wellow Village Hall, starting at 8:00pm.

The Chair thanked all for attending and closed the meeting at 10.20pm.